

Landowner Specific Narrative Summary
Diana Schierbeck and Gary Reno

To date, ATXI has been unsuccessful in obtaining an easement from Ms. Diana Schierbeck and Mr. Gary Reno (who are siblings). Ms. Schierbeck and Mr. Reno own one parcel totaling approximately 120 acres along the Meredosia to Ipava segment of the project in Schuyler County, Illinois (Ms. Schierbeck owns a 50% interest and Mr. Reno owns a 50% interest). Both owners live in Missouri. The parcel at issue has been designated internally as A_ILRP_MI_SC_118_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, Ms. Schierbeck and Mr. Reno or their attorney regarding acquiring an easement across their property on approximately 11 occasions, including 1 voicemail, 6 phone calls, 2 letters, and 2 emails. Ms. Schierbeck and Mr. Reno are represented by Mr. Jordan Walker of Sever Storey.

Prior to retaining Mr. Walker, Ms. Schierbeck and the property's tenant, Mr. Larry Egbert, coordinated with the land agent to arrange a survey of the property. Because the landowners live out of state, ATXI sent its initial offer packet via FedEx on November 21, 2013. A CLS land agent discussed the initial offer with Ms. Schierbeck during a phone call on December 4, 2013. Ms. Schierbeck let the land agent know the property was held by the Reno Family Trust, and that she had power of attorney for her brother, Mr. Gary Reno. The agent sent Ms. Schierbeck a revised offer (correcting the option for easement) and the two spoke again by telephone. Ms. Schierbeck sent the land agent the partnership papers and the power of attorney for Mr. Reno.

On December 26, ATXI received a letter of representation from Mr. Jordan Walker. Please see Section IX of Mr. Rick Trelz's direct testimony (ATXI Exhibit 1.0) for a discussion of the negotiations with landowners represented by Mr. Walker. As discussed there, Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his clients' properties,

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which belongs to Ms. Denise LaCroix (whose property is the subject of another eminent domain proceeding, Docket 14-0291). During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents, including Ms. Schierbeck and Mr. Reno.

Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/8/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) LEWIS CAHILL ☒

Schuyler County, IL

Schuyler, IL

Tax ID: 0921100001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

— Route □ Adjacent Tracts
▤ Tracts ▤ Section Boundary

0 140 280 560 840
Feet

Harry Reno and Diana Schierbeck

Tract No.:A_ILRP_MI_SC_118

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAVA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 5.086 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DIANA SCHIERBECK AND GARY RENO, RECORDED IN FILE NO. 275175 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTH 1/2, FROM WHICH THE NORTHEAST CORNER OF SAID NORTH 1/2 BEARS NORTH 81 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 648.96 FEET;

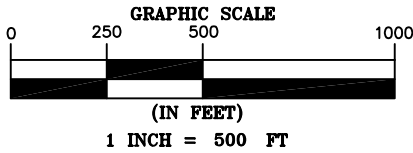
THENCE SOUTH 19 DEGREES 52 MINUTES 05 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 1,475.31 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2;

THENCE SOUTH 80 DEGREES 48 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 171.59 FEET TO A POINT FOR CORNER;

THENCE NORTH 19 DEGREES 52 MINUTES 05 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,478.67 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

THENCE NORTH 81 DEGREES 48 MINUTES 26 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 169.98 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 221,549 SQUARE FEET OR 5.086 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



WILLIAM H. SMART AND
JUDITH ANN SMART,
INDIVIDUALLY AND AS
HUSBAND AND WIFE
DOCUMENT NO. 233495
D.R.S.C.I.
A_ILRP_MI_SC_119

DIANA SCHIERBECK AND
GARY RENO
DOC. NO. 275175
D.R.S.C.I.
A_ILRP_MI_SC_118

J. MICHAEL MALCOMSON AND
ELISHA J. MALCOMSON,
HUSBAND AND WIFE
DOCUMENT NO. 20101484
D.R.S.C.I.
A_ILRP_MI_SC_117

PERRY FARMS, LLC
DOCUMENT NO. 20101482
D.R.S.C.I.
A_ILRP_MI_SC_116

PROPOSED 150'
WIDE EASEMENT
5.086 ACRES
(221,549 S.F.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N81°48'26"E	648.96
L2	S19°52'05"W	1475.31
L3	S80°48'59"W	171.59
L4	N19°52'05"E	1478.67
L5	N81°48'26"E	169.98

LEGEND

D.R.S.C.I. DEED RECORDS
SCHUYLER COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

△ CALCULATED POINT

--- SECTION LINE (APPROXIMATE)

--- PROPERTY LINE (APPROXIMATE)

--- PROPOSED EASEMENT CENTERLINE

--- PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 09/30/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_SC_118
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

A_ILRP_MI_SC_118_POE.DWG